

"EXHIBIT NO. 3"

State of Md.
\$11.00
Recordation Tax

At the request of Bernard A. Winkel the
following Deed is received for record and
recorded Aug. 6, 1948 at 3:15 o'clock P.M.

Test: Ellis C. Wachter, Clerk U.S. Internal
\$11.00
Revenue Stamp

This DEED made this 5th day of August, in the year Nineteen Hundred and Forty-eight, by Crown Oil & Wax Company of Delaware, a body corporate of the State of Delaware.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, Crown Oil & Wax Company of Delaware, a body corporate of the State of Delaware, does hereby grant and convey unto Bernard A. Winkel all that lot or parcel of land together with the buildings and improvements thereon, situate on the North side of West Patrick Street in Frederick City and Frederick County, Maryland, and being a protion of the same real estate which was conveyed to the said Bernard A. Winkel by H. Kieffer DeLauter, Trustee, by deed dated September 11th, 1931, and recorded in Liber No. 380, folio 345, one of the land records for Frederick County, and more particularly described as follows:

Beginning for the same at a point on the north side of West Patrick Street, at the end of a line drawn South $70\frac{1}{2}$ degrees East 78.3 feet from the south-west corner of a brick house standing on the south-west corner of the lot of ground conveyed by Harry A. Grove and wife to Marian I. Winkel, by deed dated July 31st, 1923, and recorded in Liber 344, folio 411, one of said Land Records, and formerly known as the Gibbon's Lot, and running thence from the end of said line, (1) South $75\frac{1}{2}$ degrees East 92 feet, more or less, to the line of the Rolkey Lot conveyed by Magdaleine Crum to Virginia J. Roelkey by deed dated March 29, 1901, and duly recorded among the Land Records of Frederick County, and running thence (2) North $22\frac{1}{4}$ degrees East 58 feet 4 inches more or less to the northern or rear end of the line of the repair shop now erected on said premises extended in an easterly direction, thence in a westerly direction (3) North $61\frac{1}{4}$ degrees W 60 feet, more or less, to a point on the western boundary of